

The Baird Farming Partnership

Rigates, Climping, Littlehampton, West Sussex, BN17 5RQ

Planning Officer
Arun District Council Planning dept
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF

26 February 2018

Dear Sir/Madam,

Building at Church Farm, Climping, BN17 5RB

Application for change of use from Agricultural to Class R Flexible Uses

The Town and Country Planning (General Permitted Development) (England) Order 2015

Please find enclosed an application for prior approval as outlined above for the change of use of our agricultural building at Church Farm to use class B8 (storage or distribution).

Paragraph R.1 of the GDPO states;

Development is not permitted by Class R if—

- (a) the building was not used solely for an agricultural use as part of an established agricultural unit—*
- (i) on 3rd July 2012; The building has been solely in agricultural use since before 3rd July 2012*
- (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or The building has only ever been in agricultural use*
- (iii) in the case of a building which was brought into use after 3rd July 2012, for a period of at least 10 years before the date development under Class R begins; Not Applicable*
- (b) the cumulative floor space of buildings which have changed use under Class R within an established agricultural unit exceeds 500 square metres; No Changes of use have been implemented on this established agricultural unit.*
- (c) the site is, or forms part of, a military explosives storage area; Which it does not N/A*
- (d) the site is, or forms part of, a safety hazard area; or Which it does not N/A*
- (e) the building is a listed building or a scheduled monument. Which it isn't N/A*

Partners: Mr J L & Mrs A T Baird and James D Baird (Home Farm) Ltd

VAT registration no: 160 734 324

Paragraph R.3 of the GDPO goes on to state;

Before changing the use of the site under Class R, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, the developer must—

(b) where the cumulative floor space of the building or buildings which have changed use under Class R within an established agricultural unit exceeds 150 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(i) transport and highways impacts of the development;

The proposal to change the existing agricultural building at Church Farm into B8 use has been considered by ourselves and an assessment of the developments transport and highway impact is as follows;

The change of use from agricultural use to B8 is not likely to intensify the use of the existing access. The existing access onto Church Lane has a visibility splay of in excess of 100 metres in either direction, is used by the adjacent farm and is wide enough for two HGV's to pass each other and as such we are satisfied this is a suitable access point.

It is considered that the existing traffic volume generated by the site is most likely to reduce as a result of the proposed change by a reduction in the number and size of vehicles.

Car parking will take place to the east and south of the building within the site's existing curtilage, our experience of a typical B8 site of 500sqm would be expected to generate between 4-6 car parking spaces and up to 2 lorry parking spaces. Our desktop study of the site showed there to be sufficient space within the site which could be used for parking and turning, there will be no detrimental impact on the highway network through offsite parking.

(ii) noise impacts of the development;

The site is relatively remote from residential receptors beside a farm and is approximately 120 metres distant from the nearest residential property. The B8 use is not expected be any more noise impactful than the existing agricultural use, in fact it is expected to be relatively benign in terms of noise production.

(iii) contamination risks on the site;

The site has had no hazardous uses that would lead to a contamination risk, being a former grain store for all of its life.

(iv) flooding risks on the site;

According to the Environment Agency's flood risk mapping, the site is entirely within Flood Zone 1. I confirm that the site has no history of flooding and there are no critical drainage problems.

and the provisions of paragraph W shall apply in relation to any such application.

Paragraph W states;

(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

(2) The application must be accompanied by—

- (a) a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must include any building or other operations;*

Description -- the change of use of an agricultural building at Church Farm to use class B8 (storage or distribution).

- (b) a plan indicating the site and showing the proposed development; is attached**
- (c) the developer's contact address; Rigates, Climping, Littlehampton, West Sussex, BN17 5RQ.**
- (d) the developer's email address if the developer is content to receive communications electronically; and [REDACTED]**
- (e) where sub-paragraph (6) requires the Environment Agency(1) to be consulted, a site-specific flood risk assessment, together with any fee required to be paid. N/A; the site is in flood zone 1.**

together with any fee required to be paid. Cheque for £96 is enclosed.

If you have any further queries or need further information to consider this, please let me know.

Yours sincerely, /

Mr John Baird